

440 W. 18th Street
Houston, Texas 77008

Home Equipment Maintenance, Additions & Upgrades

1. HVAC
 - a. Upstairs unit – R-22 – New Condensing unit installed 05/10; replaced circuit board in attic unit & thermostat 08/10; replaced evaporator coil 08/11 w/R-22/R-410A unit; condensing unit capacitor replaced and start assist kit installed & unit serviced 05/19
 - b. Downstairs unit – R-410A – replaced condensing unit & evaporator coil 07/16; blower motor & capacitor replaced 01/18; heater primary limit switch replaced 03/18; replaced compressor, drier and evaporator coil under warranty 08/18; furnace circuit/control board replaced 11/18; refrigerant checked 05/19
2. Natural Gas Tankless Hot Water Heater – Noritz 8.4 gpm capacity (whole house); installed 03/07; heat exchanger replaced 05/14; last serviced 04/19
3. Kitchen appliances:
 - a. KitchenAid range, microwave/oven combo & dishwasher installed 12/17; warranty coverage extended through 11/27/19
 - b. Electrolux wine chiller – installed 11/14; under warranty through 11/19; control panel replaced 07/19
 - c. Culligan AC30 undersink drinking water filtration system – installed 06/02; tank replaced 08/14; faucet replaced 11/06; filters & membrane unit changed 07/19
4. Kitchen backsplash & undercounter lighting – installed 01/18
5. Master Bath update completed 08/18 – new shower, glass & hardware, new tub & hardware, new vent fan, new toilet, new floor tile, new sink hardware, new cabinet pulls & towel hardware, new paint
6. Roof – new plumbing vent jacks installed for all vents, all metal vents re-sealed, damaged or missing shingles replaced 02/16; new roof vent for master bath fan installed & roof inspected 03/18
7. Pool – constructed 11/05 - 03/06; Salt cell replaced 05/18; Primary 2hp pump motor replaced 12/18; main filter cartridges changed 06/19; main pool light assembly replaced 07/19; pool/spa heater replaced 08/19

8. Outdoor Kitchen – constructed 10/03; DCS nat. gas grill, refrigerator installed 10/3; Culligan drinking water filter replaced 01/18
9. Lutron RadioRA whole-house lighting control system – installed 11/06
10. Garage electrical sub-panel installed 01/03 (3 additional 20A circuits installed w/ capacity for 230V)
11. Pavers on west side of house installed 04/06
12. Mosquito system – installed 09/06; estimate pump & control unit replaced 2012; currently using Pyranha Zero-Bite natural insect spray misting system concentrate (from Pyranha Houston, 832-467-3840); all nozzle filters and any non-functioning nozzles replaced 08/19
13. Original gutter system replaced with larger capacity system (entire house) 05/04
14. Pergola – constructed 12/03
15. Termites – Drywood termites found in house 10/15, house tented/fumigated by Coastal Fumigators 12/15; annual renewal paid to date (warranty transferrable); Annual inspections done 10/16, 10/17, 11/18 – no evidence of drywood termite activity found; Sub-terranean termites found in garage 03/06; garage and house treated by Orkin
16. Culligan whole house water softener – leased – will be returned to Culligan upon sale unless buyer transfers lease